

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION ZB-2023-04

ADOPTION OF 2022 ANNUAL REPORT

WHEREAS, *N.J.S.A* 40:55D-70.1 requires that the Zoning Board of Adjustment shall annually review its decision on applications and appeals for variances and prepare and adopt a report on its findings of zoning ordinances provisions which were the subject of variance requires and its recommendations for zoning ordinance amendment or revision, if any, and forward same to the governing body and planning board; and

WHEREAS, an Annual Report for 2022 was prepared by the Zoning Board of Adjustment and is attached hereto and incorporated by reference herein; and

WHEREAS, the Zoning Board of Adjustment makes the recommendations in the attached "Schedule A" to the Mayor and Council for any amendments to the Zoning Ordinance of Florence Township and to the Planning Board for any amendments to the Master Plan of Florence Township; and

NOW, THEREFORE BE IT RESOLVED by the Florence Township Zoning Board of Adjustment in the County of Burlington and State of New Jersey that the Zoning Board of Adjustment 2022 Annual Report be adopted by the Board and copies of the Report be forwarded to the Florence Township Council and the Florence Township Planning Board.

NFI REAL ESTATE LLC **Block 167.01 , Lots 2.01, 2.05, 3.01, 3.02 & 4** **SM District**
Resolution ZB-2022-11: Denied application for Preliminary Major Site Plan with bulk variances and design exceptions and a use variance to allow development of stormwater basins, parking and loading areas, a septic disposal system and an access driveway accessory to a 50’ft tall, 1,105,000 sq. ft. industrial warehouse proposed to be constructed on adjoining lands in Mansfield Township.

2039 ROUTE 130 FLORENCE LLC **Block 159, Lot 4.01** **HC District with SM Overlay**
Resolution ZB-2022-12: Granted use variance and minor site plan to allow conversion of the existing principal building and property to be used as heavy truck maintenance and repair facility.

FLORENCE PLAZA LLC **Block 159 , Lot 5.02** **HC District with SM Overlay**
Resolution ZB-2022-13: Granted use variance, reconfirm minor subdivision, and preliminary & final major site plan site plan to allow construction of a 5-story 1,000,111.1 sq. ft. climate controlled self-storage facility.

	<u>Permitted</u>	<u>Proposed</u>
Maximum Building Coverage	30%	33%
Parking Spaces	23	10
Front Setback	40 ft.	25.82 ft.
Landscaped Buffer	required	none
Loading Spaces	15	0

BARBARA MULÉ **Block 95 , Lot 5** **RA District**
Resolution ZB-2022-14: Granted impervious lot coverage variance to allow the installation of a 12’ x 25’ inground pool with 3’ concrete walk around.

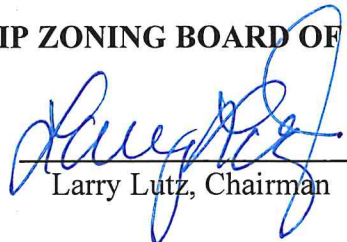
	<u>Permitted</u>	<u>Existing/Proposed</u>
Impervious Lot Coverage	25%	27.6% / 33.75%

KIRAN RAYAPUDI **Block 126.02, Lot 1.02** **NC District**
Resolution ZB-2022-15: Granted bulk variances to allow a 42” x 60” freestanding sign for an Amended Major Site Plan.

	<u>Permitted</u>	<u>Proposed</u>
Front Yard Setback	50 ft.	not less than 5 ft. from rear of existing sidewalk
Multi-Tenant Listing	Not	list all 7 tenants

FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

Date: 02/06/2023


Larry Lutz, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Zoning Board of Adjustment held on February 6, 2023 and memorializes a decision taken by the Board on January 9, 2023.

Date: 2/6/23


Dennis Puccio, Secretary